

2023 Planning Activity

- **3546 Van Buren Street** – Andrew Geertman – Special Land Use for a Two-family dwelling unit – February 15th 2023
 - This request was to convert a single-family detached residential dwelling unit into a two-family dwelling unit at 3546 Van Buren Street. The ground floor area is about 3,500 s.f.. There is also a 1,230 s.f. second story and a basement. The attached garage is about 1,200 s.f. It can be rented by the tenants. About 1,400 s.f. of the ground floor area and the basement are unfinished and will not be a part of either residential unit. This leaves over 3,300 s.f. of living space to be divided by the two dwelling units.
- **3440 (& 3434) Chicago Drive** – Hudsonville Flats – Informal PUD – March 15th 2023
 - This is an informal review for Hudsonville Flats which was previously known as Hudson Center II. This location has great significance in that it will be the first redevelopment project adjacent to the future Village Green. The design of this site sets the tone for the design around the rest of the Village Green.
- **3925 Van Buren Street** – Hudsonville Christian Middle School – Site Plan Amendment – April 19th 2023
 - Hudsonville Christian School submitted an application to construct a 15,140 s.f. building addition along with an improved traffic circulation design and an expanded parking lot.
- **3101 Elmwood Park Drive** – Elmwood Lake Apartments – Informal PUD Amendment – April 19th 2023
 - Add five garage structures with a total of 25 parking spaces, bringing the total for both phases to 9 garage buildings with a total of 45 parking spaces. Move the leasing office and community space from 3131 Elmwood Park Dr (building E) to the 5875 Balsam Drive property (building S), which allows for an increase of 4 units in 3131 Elmwood Park Dr (building E). The office and community space took up one floor of building E in place of the 4 units per floor. This will add 1 studio, 1 one-bedroom unit and 2 two-bedroom units, bringing the total unit count from 156 to 160.
- **3101 Elmwood Park Drive** – Elmwood Lake Apartments – Formal PUD Amendment – May 17th 2023
 - Add five garage structures with a total of 25 parking spaces, bringing the total for both phases to 9 garage buildings with a total of 45 parking spaces. Move the leasing office and community space from 3131 Elmwood Park Dr (building E) to the 5875 Balsam Drive property (building S), which allows for an increase of 4 units in 3131 Elmwood Park Dr (building E). The office and community space took up one floor of building E in place of the 4 units per floor. This will add 1 studio, 1 one-bedroom unit and 2 two-bedroom units, bringing the total unit count from 156 to 160.
- **2966 Highland Drive** – Hutt Trucking – Special Land Use & Site Plan Amendment – May 17th 2023
 - Hutt Trucking expanded the number of trailers they have in an outdoor storage area to the east of their building.
- **5800-5850 Balsam Drive** – Cedar Crest Dairy – Dimensional Variance – June 20th 2023
 - Cedar Crest Dairy has submitted request a Site Plan Amendment for a 32,936 s.f. addition with two variance asks, the rear yard setback to be 10' instead of the required 20'. Building height to be allowed to be 40' instead of the required 35'.
- **5800-5850 Balsam Drive** – Cedar Crest Dairy – Site Plan Amendment – June 21st 2023
 - Cedar Crest Dairy submitted request a Site Plan Amendment for a 32,936 s.f. addition
- **3440 (& 3434) Chicago Drive** – Hudsonville Flats – Final PUD – June 21st 2023
 - This was a formal review for Hudsonville Flats which was previously known as Hudson Center II. This location has great significance in that it will be the first redevelopment project adjacent to the future Village Green. The design of this site sets the tone for the

design around the rest of the Village Green. The plan is for a proposed 10,080 s.f. 3 story mixed use building.

- **Outdoor Entertainment Ordinance Amendment – July 19th 2023**
 - The request was approved to have outdoor entertainment to be changed to by right instead of Special Land Use for the following zone districts; Neighborhood Commercial, Highway Commercial, Central Business District, Mixed Use District, Town Neighborhood Center and Traditional Residential Neighborhood.
- **3302 Prospect Street – Terra Station – Informal PUD – September 20th 2023**
 - An informal PUD review of the Terra Station project. This is a 3.936-acre site with 6 buildings. There is a mixed-use building along School Avenue that has 4,780 s.f. of commercial on the ground floor. The site has a total of 139 residential units.
- **3440 (& 3434) Chicago Drive – Hudsonville Flats – Design Updates – November 1st 2023**
 - This was a more in-depth review of the architectural plans for the project. Some of the architectural adjustments that have been made to the building are reducing the parapet height so it meets zoning, changing the EIFS on the front of the building to Flat Metal Paneling, allowing venting on the north and east walls and moving the Electric Hero entrance from Plaza Avenue to Harvey Street.
- **4205 32nd Avenue – Hudsonville Retail Management LLC (Chipotle) – Special Land Use & Site Plan Review – December 20th 2023**
 - Site Plan Review for a proposed 2436 s.f. restaurant with pickup window. The Special Land Use is for a 220 s.f. patio space adjacent to the restaurant.
- **Prospect Flats – Informal Discussion – December 20th 2023**
 - 41 residential units are proposed in the first phase. There are 22 two-bedroom units and 19 one bedroom/studio units. A second phase of about 24 units is possible if phase I goes well. This property is zoned TNC – Town Neighborhood Center, which is the outer ring of the downtown form generating zone districts. The applicant's intent is for this project to be submitted as a PUD.

Other Planning/Zoning Department Highlights

2023 Planning Conference

Some key takeaways were:

- An urban tree session was insightful to understand how the city could make small changes in how we plant our street trees to prolong their lives. Comprehensive lists of what trees we should allow and prohibit are a good resource to have at our disposal when looking to amend the zoning ordinance.
- A project management session was interesting to attend as a public sector planner since it is geared more towards consultants and private planners. It described how consultants can be creative but still be efficient with their time. Communication and teamwork with the communities you service was a main point that was referenced often. And a few good interview questions for communities came out of it too.
 - What are three core values for you as a Project Manager?
 - How do you manage your time?
 - What is your preferred method of communication?
 - How do you manage multiple communities/projects at once?

It was an insight that we didn't know would be useful at the time, that is now good to look back on with the RFP review and consultant choice happening in March of 2024.

- The conference sessions tend to reflect the location for that year. We were in Traverse City. Being located in the northern lower peninsula, there were some sessions specific to defining your downtown as a rural community, affordable housing in seasonal tourist towns, and tribal sovereignty.

Civil Infractions – 14 Civil Infractions were issued in 2023 including Winter Parking

Enforcement Letters written – 52

Permits submitted this year

○ Annual License	8
○ Curb Cut	4
○ Event Requests	17
○ Land Division/Split	4
○ Permanent Sign	21
○ Plat Review	0
○ PUD	4
○ Right of Way Permits	50
○ Site Plan Review	5
○ Snow Plow Permits	13
○ Soil Removal	0
○ Solicitation Permits	4
○ Special Use Permit	2
○ Temporary Sign	39
○ Zoning Compliance	20
○ Zoning Ordinance Amendment	0
○ Zoning Variance	1